



## William Street

Auckland Park, Bishop Auckland, DL14 8RJ

Price £110,000



Three bedroomed terraced property located on William Street in Auckland Park offered for sale with no onward chain. The property benefits from being refurbished by the current owners, including a new kitchen, bathroom, ensuite and decor throughout. The property is only approximately 2 miles from Bishop Auckland allowing easy access to a range of local amenities such as supermarkets, retail stores, restaurants and healthcare facilities. Ideal for commuters with a range of transport amenities with the train and bus station, as well the A688 allowing links for commuters to further afield places such as Durham, Newcastle and York.

In brief the property comprises; an entrance hall leading through to the kitchen/diner, living room and shower room to the ground floor. Whilst the first floor contains the two spacious bedroom and family bathroom, with stairs leading up to the third bedroom. Externally the property has enclosed courtyard to the front and rear, whilst across the lane there is a large garden and off street parking available.



Living Room 16'4" x 13'1" (5.0m x 4.0m)

Bright and spacious living room located to the rear of the property benefiting from neutral decor, new fitted carpets and French doors to the rear elevation.

Kitchen 16'4" x 13'8" (5.0m x 4.17m)

The kitchen is fitted with a range of new wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Fitted with an integrated double oven, hob and overhead extractor hood, along with space for further free standing appliances,

Shower Room 8'5" x 5'8" (2.57m x 1.75m)

The shower room contains a single shower cubicle, WC and wash hand basin.

Master Bedroom 11'9" x 10'2" (3.6m x 3.1m)

The master bedroom provides space for a king size bed, further furniture and window to the front elevation.

Bedroom Two 10'9" x 7'4" (3.3m x 2.25m)

The second bedroom is another good size bedroom with window to the rear elevation.

Bathroom 13'9" x 5'5" (4.2m x 1.67m)

The bathroom contains a panelled bath, WC and wash hand basin.

Bedroom Three 18'4" x 16'8" (5.6m x 5.1m)

The third bedroom is a double bedroom with skylight to the rear elevation.

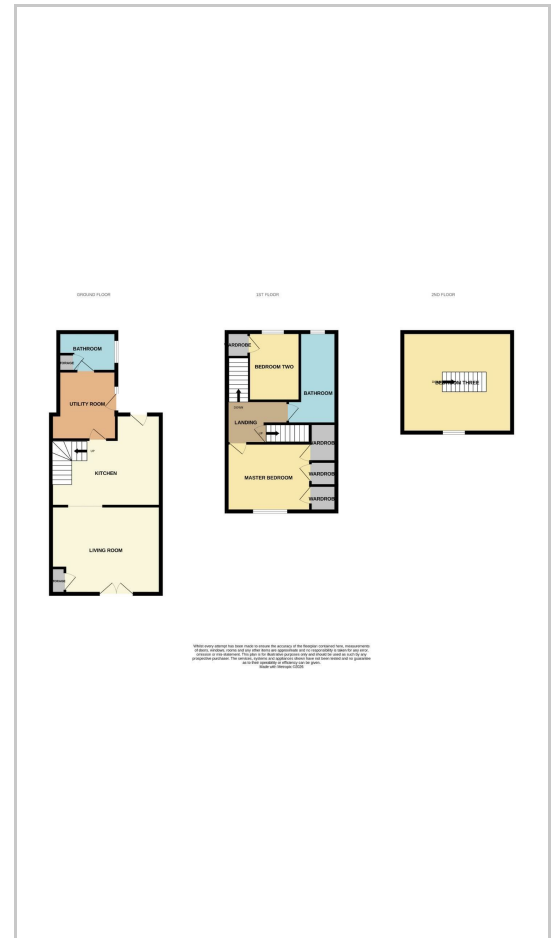
**External**

Externally the property has enclosed courtyard to the front and rear, whilst across the land there is a large garden and off street parking available.

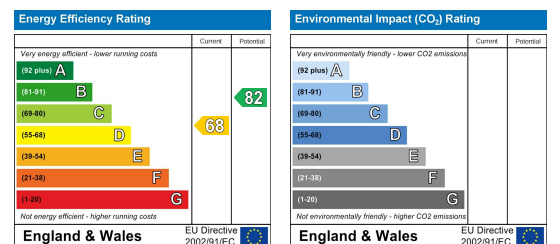
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.